



General Assembly

January Session, 2005

**Substitute Bill No. 6864**

\* HB06864INS 032205 \*

**AN ACT CONCERNING DOCUMENT PREPARATION FEES  
ASSOCIATED WITH THE RESALE OF A CONDOMINIUM UNIT.**

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Subsection (b) of section 47-270 of the general statutes is  
2 repealed and the following is substituted in lieu thereof (*Effective*  
3 *October 1, 2005*):

4 (b) [The association, within] (1) Not later than ten business days  
5 after receipt of a written request [by] from a unit owner and payment  
6 by the unit owner of a fee [of not more than seventy-five dollars,  
7 including] established by the association that reflects the actual  
8 printing, photocopying and related costs [,] for the preparation of the  
9 certificate and other materials, the association shall furnish a certificate  
10 containing the information necessary to enable the unit owner to  
11 comply with this section [,] and any other documents required by this  
12 section. Any fee for expedited preparation shall be documented and  
13 shall not exceed the actual cost of providing such expedited service.

14 (2) A unit owner providing a certificate and documents pursuant to  
15 subsection (a) of this section is not liable to the purchaser for any  
16 erroneous information provided by the association and included in the  
17 certificate and documents.

This act shall take effect as follows and shall amend the following sections:
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Section 1	<i>October 1, 2005</i>	47-270(b)
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**INS**      *Joint Favorable Subst.*